

UNITED STATES DISTRICT COURT
FOR THE
DISTRICT OF MASSACHUSETTS

PHILIP L. TROPEANO,
PETER TROPEANO, and
CAROLYN PATTON,

Plaintiffs,

v.

CHARLENE DORMAN,
BIANCA DORMAN,
LYDIA DORMAN,
TODD DORMAN,
T&N REALTY TRUST, and
CAPTAIN PARKER ARMS PARTNERSHIP,

Defendants.

CIVIL ACTION
NO. 03-CV-12231-RGS

EXHIBITS OF THE PARTIES

Agreed Exhibits

The parties agree to admission of the following exhibits.

EXHIBIT	AGREED EXHIBITS	COMMENTS
1	Captain Parker Arms Partnership Agreement, dated January 8, 1964	
2	Modification of Captain Parker Arms Partnership Agreement, dated March 11, 1987	
3	Captain Parker Arms Partnership Schedules of Partner Distributions Subsequent to Death (5)	

EXHIBIT	AGREED EXHIBITS	COMMENTS
4	Captain Parker Arms Partnership Amendment and Modification of Schedules of Partner Distributions Subsequent to Death (4)	
5	Captain Parker Arms Partnership Amendment to Modification dated March 11, 1987, dated May 5, 1997	
6	Transfer Certificate of Title No. 113382, reflecting ownership of the Captain Parker Arms real estate	
7	T&N Realty Trust Declaration of Trust, dated June 26, 1962, filed with Middlesex Deeds as Document no. 401177	
8	Amendment to T&N Realty Trust, dated February 12, 1965, filed with Middlesex Deeds as Document no. 415806	
9	Amendment to T&N Realty Trust, dated February 5, 1982, filed with Middlesex Deeds as Document no. 620093	
10	Amendment to T&N Realty Trust, dated August 6, 1992, filed with Middlesex Deeds as Document no. 884401	
11	Amendment to T&N Realty Trust, dated October 8, 1998, filed with Middlesex Deeds as Document no. 1127942	
12	T&N Realty Trust Appointment of Trustees, Trustees Powers and Authority, dated January 4, 2002, filed with Middlesex Deeds as Document no. 1213449	

EXHIBIT	AGREED EXHIBITS	COMMENTS
13	T&N Realty Trust Resignation of Trustee, dated May 16, 2002, filed with Middlesex Deeds as Document No. 1213450	
14	T&N Realty Trust Appointment of Trustees, dated November 4, 2002, filed with Middlesex Deeds as Document no 1256631	
15	T&N Realty Trust Amendment & Appointment of Trustees, dated June 16, 2003, filed with Middlesex Deeds as Document no. 1278062	
16	Plaintiffs' November 29, 2002 letter giving notice of their desire to sell their interests in CPA	TRO2325
17	August 21, 2003 letter from counsel for the Plaintiffs announcing their withdrawal from CPA, effective October 1, 2003	Peter Tropeano Depo Exh. 9
18	Undated letter from Peter Tropeano to CPA Partners referencing summer 2003 distribution	TRO0075
19	August 2003 CPA Citizens bank statement showing summer 2003 distribution	
20	Plaintiffs' 2003 Captain Parker Arms Partnership Forms K-1 (3)	
21	Photographs of Captain Parker Arms and its physical plant	
22	CV of Webster A. Collins	
23	CV of Eric Reenstierna	

EXHIBIT	AGREED EXHIBITS	COMMENTS
24	CV of Kevin Hastings	
25	CV of Walter Pennell	
26	CV of William Mitchell	
27	CV of Norton Remmer	
28	Report of Norton Remmer and/or any modifications or supplements made until the time of trial	
29	\$3 million mortgage note, dated December 21, 1992 (still outstanding)	
30	\$1 million mortgage note, dated August 15, 2000 (still outstanding)	

Disputed Exhibits

The following proposed exhibits are disputed. The parties may supplement this list by adding additional disputed exhibits.

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
A	Appraisal Review Report of Webster Collins and/or any modifications or supplements made until the time of trial	
B	Self-Contained Appraisal by Eric Reenstierna and/or any modifications or supplements made until the time of trial	

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
C	August 5, 2003 letter from Eric Reenstierna to Peter Tropeano estimating value of Captain Parker Arms Apartments	
D	Report of Kevin Hastings and/or any modifications or supplements made until the time of trial	
E	Amendment to T&N Realty Trust, dated January 8, 1964 (never recorded)	
F	CPA restated balance sheet, as of October 1, 2003	
G	Chart of 2003 Distributions to CPA Partners	
H	Chart showing 2003 CPA net income per partner vs. 2003 partner distributions	
I	"Captain Parker Arms Maintenance Conditions and Reasons for High Cost Repairs – April 14, 2005"	Dorman/Hunneman 0201-0202
J	Self-Contained Appraisal by Walter Pennell and/or any modifications or supplements made until the time of trial	
K	Report of Haverford Associates (William Mitchell), and/or any modifications or supplements made until the time of trial	
L	Oct. 2006 Report by GZA GeoEnvironmental, Inc.	Dorman-CPA2-201760-201781
M	May 25, 2006 letter from GZA GeoEnvironmental, Inc. to Pamela Diotalevi, with "Terms and Conditions for Engineering and Consulting"	Dorman-CD2-200062-200069

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
N	April 19, 2007 fax proposal from John's Sewer & Pipe Cleaning, Inc.	Dorman-CPA2-201558-201559
O	April 19, 2007 letter from GZA GeoEnvironmental, Inc. to Thomas Beaton with "Scope of Work" and work proposals from Barrows Contracting, Inc. and Done Right Services	Dorman-CPA2-201782-201792
P	Jan. 12, 2001 proposal from Accurate Paving Co., Inc.	Dorman-CPA2-201264
Q	Sept. 13, 2005 contract between Dolben Co., Inc. and Commercial Contracting & Maintenance, LLC	Dorman-CPA2-201732-201736
R	Sept. 12, 2005 Bid Comparison & Recommendation Report, with bids from Ranch Renovations and Ryan Roofing & Carpentry, and contract between Dolben Co. Inc. and Commercial Contracting & Maintenance	Dorman-CPA2-201737-201742
S	Dolben Vendor History Ledger for A&E Mechanical, Inc.	Dorman-CPA2-201831-201835
T	April 14, 2005 Proposal by A&E Mechanical, Inc.	Dorman-CPA2-201300
U	Oct. 6, 2005 contract between Dolben Co., Inc. and A&E Mechanical, Inc.	Dorman-CPA2-201723
V	August 9, 2005 proposal by A&E Mechanical, Inc.	Dorman-CPA2-201726
W	April 25, 2006 contract between Dolben Co., Inc. and A&E Mechanical, Inc.	Dorman-CPA2-201705-201707
X	March 28, 2006 proposal by A&E Mechanical, Inc.	Dorman-CPA2-201708

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
Y	March 29, 2006 proposal by A&E Mechanical, Inc.	Dorman-CPA2-201709
Z	March 14, 2007 fax from Pam Diotalevi to Nick Schmalz enclosing contract between Dolben Co., Inc. and A&E Mechanical, Inc., as well as A&E Mechanical proposal	Dorman-CPA2-201546-201551
AA	Business cards and proposals by various contractors for potential upgrades to fire alarm system	Dorman-CPA2-201265-201281
BB	March 7, 2007 fax to Nick Schmalz from Pam Diotalevi enclosing change order from Pro-Care, Inc.	Dorman-CPA2-201536-201540
CC	Billing information from Gentle Giant Moving Co.	Dorman-CPA2-203716-203719
DD	March 23, 2007 bill from Cashins & Associates, Inc.	
EE	June 5, 2007 proposal from Pro-Care	Dorman-CPA2-201637-201642
FF	Oct. 5, 2006 proposal from Pro-Care	Dorman-CPA2-201359-201360
GG	April 4, 2004 proposal from Perry Brothers, Inc., with Scope of Work	Dorman-CPA2-201283-201291
HH	April 13, 2004 proposal from the Nelson Companies, with Scope of Work	Dorman-CPA2-201292, 201245
II	Nov. 8, 2005 price quotes for appliances from GE Appliances Contract Sales	Dorman-CPA2-201715-201722

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
JJ	Dolben Vendor History Ledger for Ngin P. Ho	Dorman-CPA2-201836-201840
KK	Original and Amended Tax returns, state and federal, for Peter and Jean Tropeano for 2003-2006	
LL	Original and Amended Tax returns, state and federal, for Philip Tropeano for 2003-2006	
MM	Original and Amended Tax returns, state and federal, for Carolyn Patten for 2003-2006	
NN	Various correspondence (with attachments) regarding the death of Joseph Tropeano	CPA 1411-1449
OO	Appraisals of Captain Parker Arms conducted in connection with the death of Joseph Tropeano and/or the Partnership's purchase of the former interest of Wilbur Nylander	CPA 1559-1744
PP	Documentation of purchase by Partnership of the former interest of Wilbur Nylander	CPA 1745-1747
QQ	Captain Parker Arms Financial Statements for December 31, 1991 and 1990	CPA 1748-1751
RR	Captain Parker Arms Financial Statements for June 30, 1992	CPA 1752-1755
SS	CPA Depreciation schedules 1993-1997 and check list for income tax return filing	
TT	Dolben 5-Year Capital Plan Study	

EXHIBIT	DISPUTED EXHIBITS	COMMENTS
UU	Princeton Properties initial letter dated October 18, 2004	
VV	Princeton Properties offer dated December 13, 2004	
WW	Packet of information provided by Dolben to Princeton Properties under cover letter dated December 6, 2004	
XX	Princeton Properties internal memorandum dated December 9, 2004	
YY	Princeton Properties internal memorandum applying capitalization rates to NOI	
ZZ	CPA Partnership income tax returns (state and federal) 2002-2006	
AAA	Dolben Company Memos for months November 2003 – June 2006	
BBB	CPA Book Asset Detail January 1- December 31, 2005	CPA 1155-1156

Disputed Chalks

EXHIBIT	CHALKS	COMMENTS
CCC	Haverford Calculation of Value of Plaintiffs' interests in CPA and T&N Realty Trust as of October 1, 2003	
DDD	Summary of cost to repair conditions found at CPA as of October 1, 2003	

EXHIBIT	CHALKS	COMMENTS
EEE	Chalk from the Remmer Report	
FFF	Photos of CPA and comparables of parties' experts	
GGG	Capital balance of all parties as of October 1, 2003 and December 31, 2003	

/s/ Thomas M. Ciampa

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Dated: December 10, 2007

CERTIFICATE OF SERVICE

I hereby certify that this document filed through the ECF system pursuant to Local Rule 5.4 will be sent electronically to all other parties.

_____/s/ Christine M. O'Connor_____